

Economic Indicators

Loudoun County, Virginia

September 2000

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change
New Residential Construction					
New Residential Units Permitted	August 2000	463	4,677	3,848	21.5%
Single Family Detached Units Permitted	August 2000	189	2,070	2,106	-1.7%
Single Family Attached Units Permitted	August 2000	96	1,720	1,393	23.5%
Multifamily Units Permitted	August 2000	178	887	349	154.2%
<i>Source: Loudoun County Department of Building and Development</i>					
New Nonresidential Construction					
Office SF Permitted	August 2000	2,143,860	5,280,155	3,684,141	43.3%
Flex/Industrial SF Permitted	August 2000	792,409	1,770,131	1,156,144	53.1%
Retail SF Permitted	August 2000	582,243	1,810,874	640,375	182.8%
Other SF Permitted	August 2000	2,507	215,419	332,736	-35.3%
Taxable SF Permitted	August 2000	766,701	1,483,731	1,554,886	-4.6%
Nontaxable SF Permitted	August 2000	2,057,010	4,945,444	3,325,096	48.7%
Total Value Nonresidential Construction	August 2000	86,850	334,711	359,045	-6.8%
Value of New Buildings	August 2000	\$81,357,091	\$275,047,553	\$210,358,301	30.8%
Value of Alterations/Additions	August 2000	\$77,270,589	\$247,610,294	\$169,996,998	45.7%
Value of Alterations/Additions	August 2000	\$4,086,502	\$27,437,259	\$40,361,303	-32.0%
Route 28 Taxing District SF Permitted	August 2000	553,782	2,931,587	2,113,317	38.7%
Value of Route 28 Permitted Construction	August 2000	\$18,778,995	\$132,675,901	\$101,341,590	30.9%
<i>Source: Loudoun County Department of Building and Development</i>					
Housing Sales					
Single Family Detached	May 2000	826	3,232	2,502	29.2%
Single Family Attached	May 2000	430	1,634	1,434	13.9%
Condominium	May 2000	327	1,340	827	62.0%
Condominium	May 2000	69	258	241	7.1%
<i>Source: Loudoun County Department of Financial Services</i>					
Washington Dulles International Airport					
Total Passengers	June 2000	1,859,410	10,154,060	9,290,112	9.3%
International Passengers	June 2000	355,910	1,960,707	1,753,627	11.8%
Total Freight (metric tonnes)	June 2000	32,307	156,667	140,951	11.1%
<i>Source: Metropolitan Washington Airports Authority</i>					
Taxable Sales (000s)					
	2nd Quarter 2000	\$597,307	\$1,111,874	\$946,342	17.5%
<i>Source: Virginia Department of Taxation</i>					

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Average Housing Prices	May 2000	\$247,378	\$234,993	\$220,420	12.2%
Single Family Detached	May 2000	\$322,784	\$314,163	\$279,464	15.5%
Single Family Attached	May 2000	\$175,822	\$177,552	\$156,657	12.2%
Condominium	May 2000	\$116,573	\$115,966	\$121,097	-3.7%

Source: Loudoun County Financial Services

At Place Employment

Employees	4th Quarter 1999	81,389	78,381	69,057	17.9%
New Jobs (over previous period)	4th Quarter 1999	3,008			
Establishments	4th Quarter 1999	4,356	4,227	4,029	8.1%
New Businesses (over previous period)	4th Quarter 1999	129			
Gross Wages (millions)	4th Quarter 1999	\$965	\$765	\$670	44.0%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	July 2000	108.4	106.7	104.6	3.6%
US-All Urban Consumers (1982-84=100)	July 2000	172.6	172.3	166.7	3.5%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	July 2000	90,204	89,439	85,805	5.1%
Northern Virginia	July 2000	1,234,771	1,224,689	1,177,515	4.9%

Source: Virginia Employment Commission

Unemployment Rate

Loudoun County	July 2000	1.1	1.4	1.2	-8.3%
Northern Virginia	July 2000	1.3	1.6	1.7	-23.5%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	June 2000	110.6	110.9	107.4	3.3%
Current Index (1987=100)	June 2000	122.5	121.8	119.0	2.4%

Source: Metropolitan Council of Governments

Non-Residential Vacancy

Total	2nd Quarter 2000	4.0%	4.4%	8.0%	-49.8%
Office	2nd Quarter 2000	7.0%	8.1%	9.3%	-24.7%
Flex	2nd Quarter 2000	2.9%	2.5%	8.6%	-66.0%
Industrial	2nd Quarter 2000	1.6%	1.9%	6.6%	-75.2%

Source: Realty Information Group